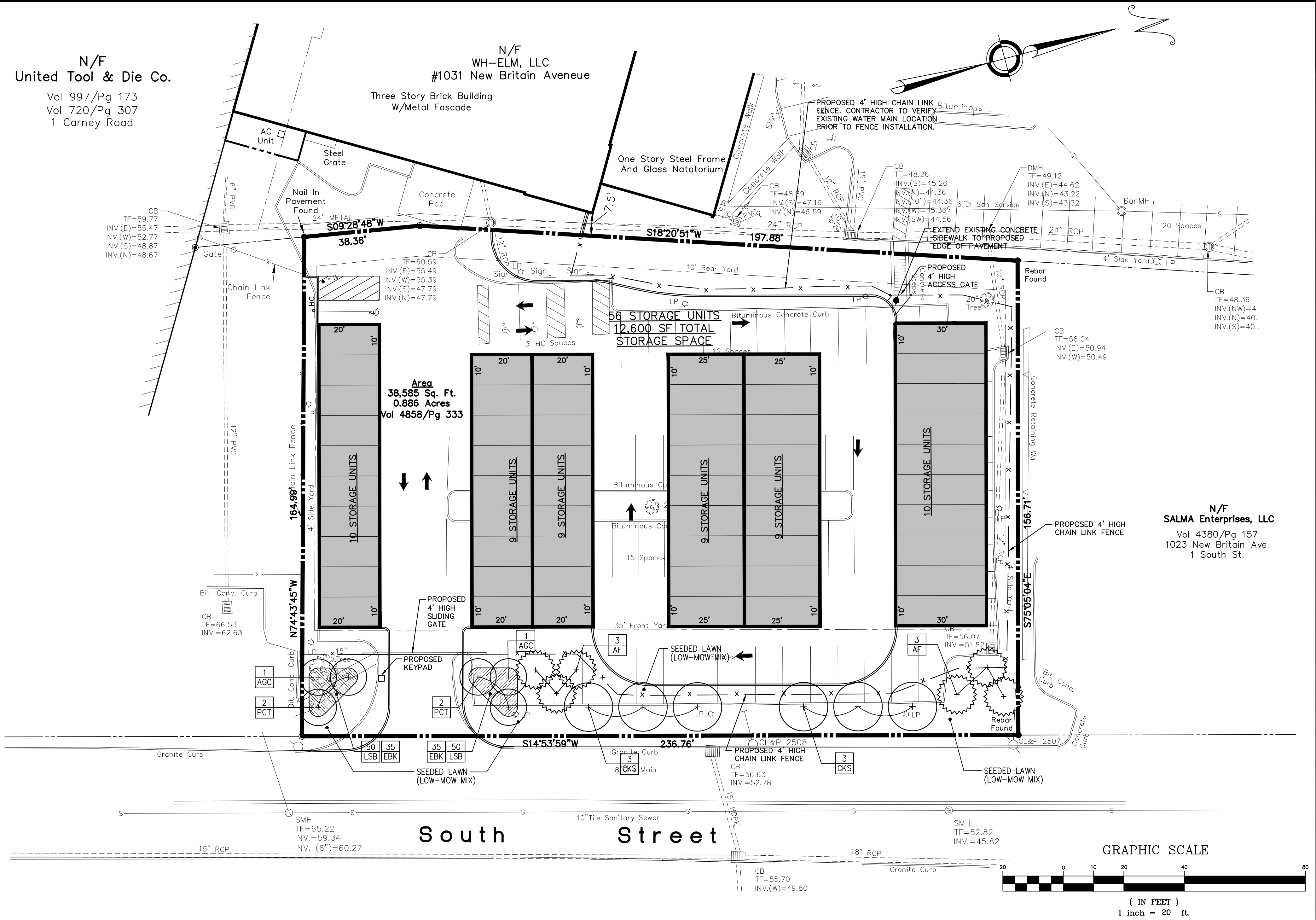


N/F  
United Tool & Die Co.  
Vol 997/Pg 173  
Vol 720/Pg 307  
1 Carney Road

N/F  
WH-ELM, LLC  
#1031 New Britain Avenue  
Three Story Brick Building  
W/Metal Fascade



## PLANT LIST

CODE	QTY.	BOTANICAL NAME	COMMON NAME	ROOT	SIZE INSTALLED	SIZE MATURE	COMMENTS
AF	6	ABIES FRASERI	FRASIER FIR	B&B	8' ht. min.	40' ht.	
AGC	2	AMEL. x GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY	B&B	10' ht. min.	30' ht.	Clump Form
CKS	6	CORNUS KOUSA 'SATOMI'	SATOMI KOUSA DOGWOOD	B&B	3-3.5" cal.	25' ht.	Pink Bloom
PCT	4	PRUNUS CERISIFERA 'THUNDER CLOUD'	THUNDERCLOUD PLUM	B&B	2-2.5" cal.	15-20' ht.	
ECH	70	ECHINACAEA 'B'S KNEES'	B'S KNEES ECHINACEA	CONT.	#SP4	30" ht.	18" o.c.
LMS	100	LEUCANTHEMUM SUP. 'BECKY'	SHASTA DAISY	CONT.	#SP4	30" ht.	White

## PLANTING NOTES:

- THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN AND GRADING AND EROSION CONTROL PLAN FOR ALL OTHER INFORMATION.
- THE CONTRACTOR SHALL MAINTAIN THE NEW LANDSCAPING, INCLUDING WATERING AND WEED CONTROL UNTIL SUBSTANTIAL PROJECT COMPLETION HAS BEEN REACHED AND AGREED TO BY THE OWNER OR THEIR REPRESENTATIVES. FURTHER:
  - CONTRACTOR SHALL MAINTAIN ALL SEEDED AREAS IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL NO LESS THAN 120 DAYS AFTER SUBSTANTIAL COMPLETION AND LONGER AS REQUIRED TO ESTABLISH ACCEPTABLE LAWN, WILDFLOWERS OR NATIVE GRASSED AREA. IF SEEDING OCCURS IN THE FALL, AND IS NOT GIVEN FULL 120 DAYS OF MAINTENANCE, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, MAINTENANCE SHALL BE CONTINUED THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN OR GRASS STANDS ARE ESTABLISHED.
  - MAINTENANCE OF WOODY PLANT MATERIALS (TREES & SHRUBS) SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. MAINTENANCE REQUIREMENTS INCLUDE:
    - PROVIDE INSPECTION OF ALL PLANT MATERIALS WITH THE OWNER PRESENT. TWO (2) INSPECTIONS (ONE EVERY 6 MONTHS) ARE REQUIRED.
    - MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, ADJUSTING GUYING AND STAKING MATERIALS, PRUNING, FERTILIZING, MULCHING, RESETTING TO PROPER GRADE OR VERTICAL POSITION, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY.
- GUARANTEE REQUIREMENTS
  - PERIOD REQUIRED:
    - THE GUARANTEE PERIOD FOR ALL PLANTS WILL BEGIN UPON OWNER'S CERTIFICATION OF SUBSTANTIAL COMPLETION OF THE PLANTING.
    - PLANT MATERIAL IS ELIGIBLE TO RECEIVE FINAL ACCEPTANCE ONE (1) YEAR FROM THE DATE OF THE CERTIFICATION OF SUBSTANTIAL COMPLETION. PLANTING DONE OUTSIDE OF THE RECOMMENDED TIME PERIOD FOR PLANTING (SEE NOTES BELOW) SHALL BE MAINTAINED AND GUARANTEED UNTIL A SECOND SPRING LEAFOUT PERIOD.
  - PLANTS: SHALL BE GUARANTEED TRUE TO BOTANICAL NAME AND SIZE, AND BE IN VIGOROUS, HEALTHY GROWING CONDITION AT THE END OF THE MAINTENANCE/GUARANTEE PERIOD.
  - REPLACEMENTS:
    - REPLACE ANY DEAD PLANT OR ANY PLANT THAT IS UNHEALTHY OR UNSIGHTLY.
    - MAKE REPLACEMENT IMMEDIATELY AS SEASONAL CONDITIONS PERMIT. GUARANTEE REPLACEMENT PLANTS FOR ONE FULL YEAR FROM DATE OF REPLACEMENT.
    - REPLACEMENTS SHALL BE OF THE SAME VARIETY AND SIZE SPECIFIED IN THE PLANT LIST.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY.
- ALL SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH SHREDDED HARDWOOD BARK MULCH.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY ENGINEER. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING OF THE INSTALLED TREE MUST BE COMPLETED THE SAME DAY AS IT IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAILS ON THIS SHEET.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE LAYOUT, GRADING AND UTILITY DRAWINGS FOR STORM, SANITARY AND WATER LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE DUE TO CONTRACTOR'S EXPENSE.
- LANDSCAPE PLANTING PITS MUST BE FREE DRAINING. CONSTRUCTION DEBRIS, BROKEN PAVEMENT, COMPACTED SUBGRADE, AND BLASTED ROCK SHALL BE REMOVED FROM ALL AREAS TO BE LANDSCAPED (LAWNS, WILDFLOWERS, NATIVE GRASSES OR PLANTED BEDS) TO A DEPTH OF 2' FROM FINISH GRADE OR TO A GREATER DEPTH IF REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS. REPLACE EXCAVATED SOIL WITH TRAFFIC ISLANDS WITH MODERATELY COMPACTED LOAM OR SANDY LOAM FREE FROM STONES AND RUBBISH 1" OR GREATER IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT. PLANTING INSTALLATION WITHIN ISLANDS SHALL BE AS DETAILED AND CONTAIN PLANTING MIX AS SPECIFIED.
- PLANTING SOIL MIXTURE FOR TREES AND SHRUBS:
  - PART PEAT MOSS
  - PARTS TOPSOIL
  - MYORHIZA INOCULANT - "TRANSPLANT 1-STEP" AS MANUFACTURED BY ROOTS, INC. OR APPROVED EQUAL. USE PER MANUFACTURER'S RECOMMENDATIONS FOR TREES AND SHRUBS.FERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS)
- PLANTING SOIL MIXTURE FOR PERENNIAL AND ORNAMENTAL GRASS BEDS:
  - PART PEAT MOSS
  - PART MANURE (WEED FREE)
  - PARTS TOPSOILFERTILIZER/LIME (APPLY AS RECOMMENDED BY SOIL ANALYSIS) MILORGANITE APPLIED AT 5 LBS. PER 100 S.F.
- TIME OF PLANTING - UNLESS PERMITTED OTHERWISE BY THE OWNER, WOODY PLANT MATERIALS SHALL BE INSTALLED AFTER SEPTEMBER 15TH AND NO LATER THAN OCTOBER 31ST. LAWNS AND SEEDED GRASSES/WILDFLOWERS SHALL BE SEEDED AS NOTED BELOW IN THE DESCRIPTION OF SEED MIXES.
- APPROVED TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6" THROUGHOUT SEEDED LAWN OR NATIVE GRASS SEED AREAS. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL (SOIL STRUCTURE) COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM A REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY AS RECOMMENDED FROM THE TOPSOIL TEST.
- ALL SLOPES GREATER THAN 3:1 RECEIVING A NATIVE GRASS OR LAWN SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- ALL SEED MIXES SHALL BE APPLIED BY HYDROSEEDING AND INCLUDE HYDROMULCH MATERIALS APPROPRIATE TO THE SEED MIX. BROADCAST SEEDING WITH STRAW MULCH WILL NOT BE ACCEPTED.
- ALL DISTURBED AREAS NOT OTHERWISE DEVELOPED SHALL BE SEEDED WITH THE LAWN SEEDING MIXTURE.
- IF SHEET IS LESS THAN 30" x 42" IT IS A REDUCED PRINT AND SHOULD BE SCALED ACCORDINGLY.
- SEEDING MIXTURES:
  - GENERAL LAWN SEEDING MIX:

15% KENTUCKY BLUEGRASS (POA PRATENSIS - SINGLE VARIETY)  
15% PERENNIAL RYEGRASS (LOLIUM PERENNE)  
30% CREEPING RED FESCUE (FESTUCA RUBRA "SHADEMASTER II")  
25% CHEWINGS FESCUE (FESTUCA RUBRA "JAMESTOWN II")  
15% HARD FESCUE (FESTUCA OVINA "RELIANT II")

SEEDING RATE: 4.5 LBS PER 1,000 S.F. (ADD 10% TO QUANTITY IF HYDROSEEDED).  
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
  - LOW MEADOW/WILDFLOWER SEED MIX:

"LOW-GROWING WILDFLOWER/GRASS" - ERNMX-156 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3321.

SEEDING RATE: 1 LB. PER 1,000 S.F. (OR 40 LBS. PER ACRE)  
SEEDING DATE: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.
  - NATIVE GRASS SEED SLOPE MIX:

"NATIVE STEEP SLOPE MIX WITH ANNUAL RYE" - ERNMX-181 AS BLENDED BY ERNST CONSERVATION SEEDS, MEADVILLE, PA; 1-800-873-3321.

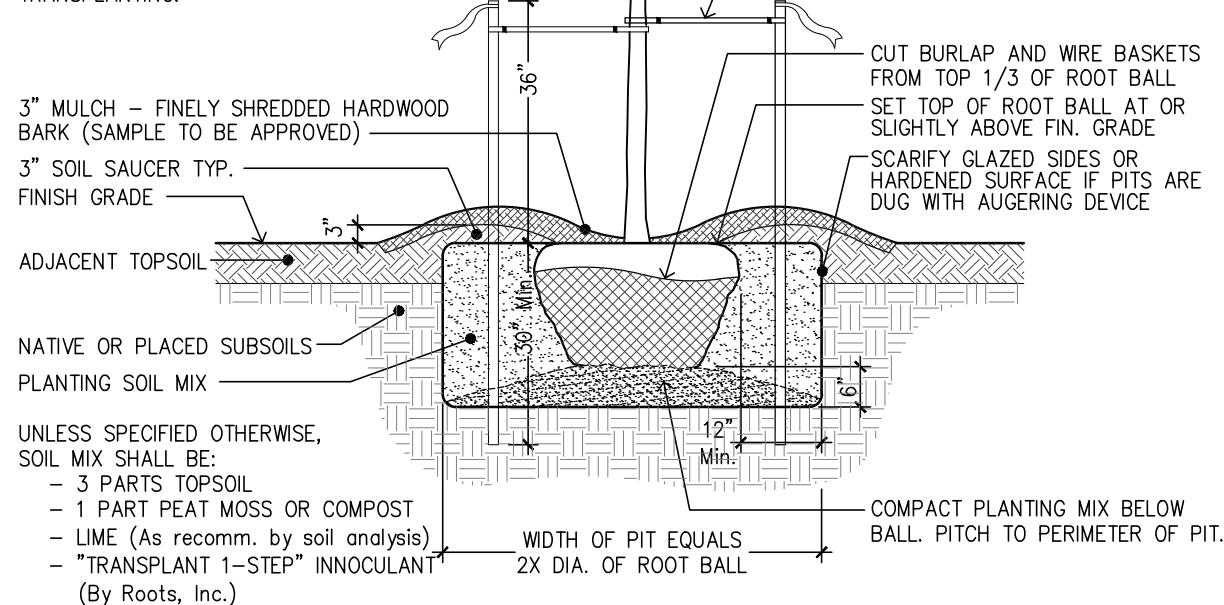
SEEDING RATE: 1 LB. PER 1,000 S.F. (OR 60 LBS. PER ACRE)  
SEEDING DATE: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15 UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

## NOTE:

PRUNE TREES IN ACCORDANCE WITH APPROVED HORTICULTURAL STANDARDS (ANLA) IN ORDER TO PRESERVE THE NATURAL FORM OF THE SPECIFIC PLANTS.

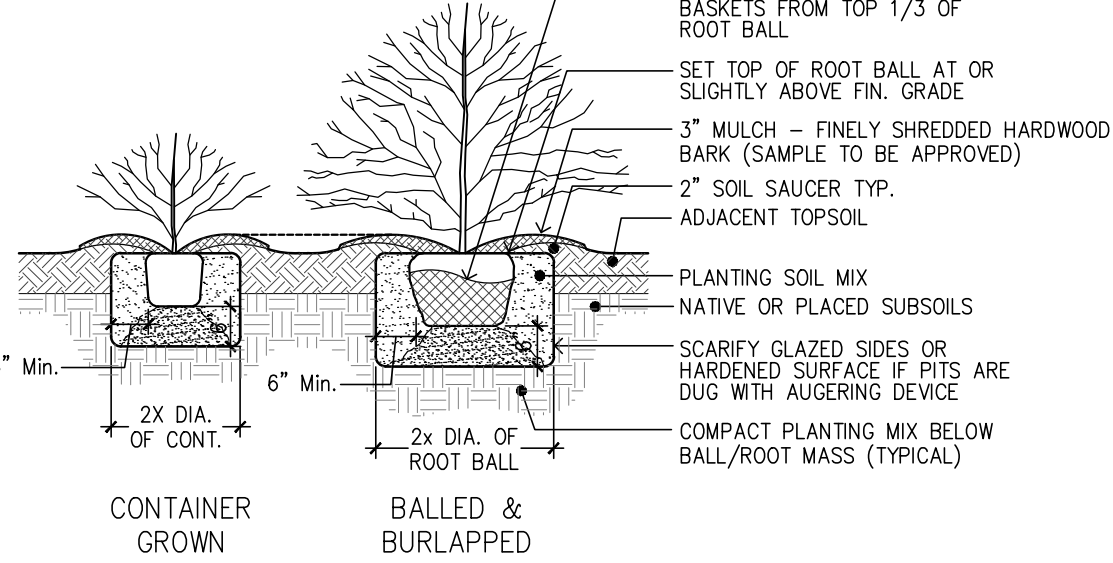
IF APPLICABLE & APPROVED BY THE LANDSCAPE ARCHITECT, ONE-FOURTH TO ONE-THIRD OF THE WOOD SHALL BE REMOVED BY THINNING OUT TO BALANCE ROOT LOSS DUE TO TRANSPLANTING.

STAKING & TIES FOR DEODOUOUS TREES 3" CAL. OR GREATER & EVERGREEN TREES 7" HT OR GREATER:  
2 - 2"x2" HARDWOOD STAKES  
8"x60" WITH "ARBOR TIE" (GREEN) FABRIC TIES INSTALLED PER MANUFACTURER'S GUIDELINES, AND WHITE PLASTIC FLAGGING REMOVE STAKING 12-18 MONTHS AFTER PLANTING.



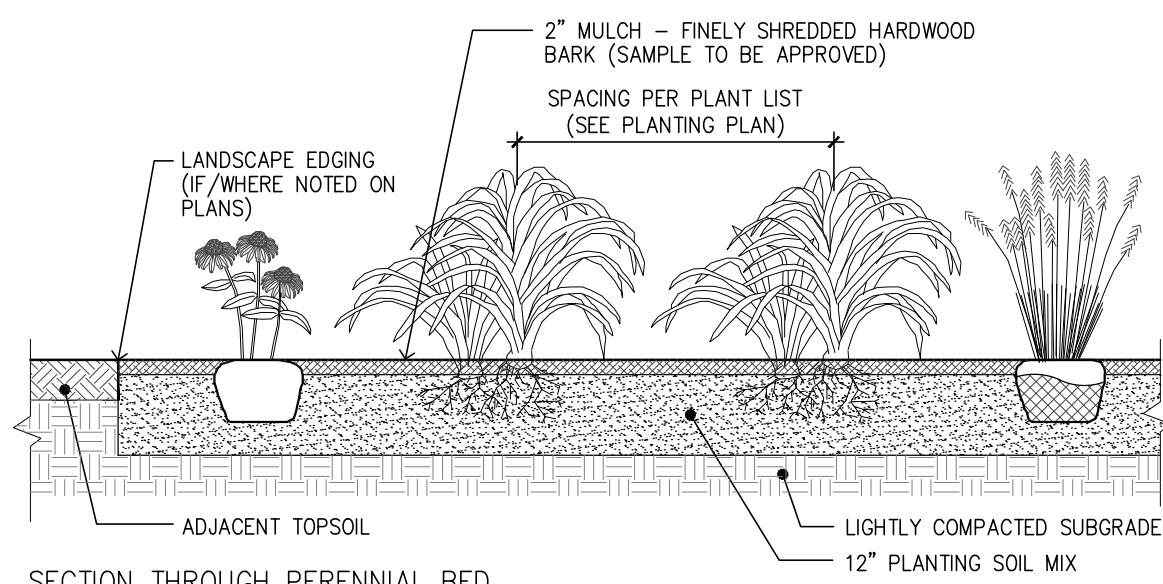
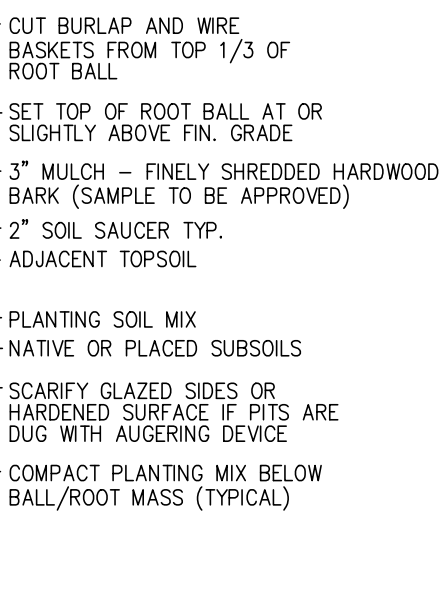
TREE PLANTING  
Scale 3/8" = 1'-0"

UNLESS SPECIFIED OTHERWISE, SOIL MIX SHALL BE:  
- 3 PARTS TOPSOIL  
- 1 PART PEAT MOSS OR COMPOST  
- LIME (As recommended by soil analysis)  
- "TRANSPLANT 1-STEP" INNOCULANT (By Roots, Inc.)



SHRUB PLANTING  
Scale 3/8" = 1'-0"

NOTE: IN AREAS OF MASS PLANTING, EXCAVATE BED AREA CONTINUOUSLY, BACKFILL BETWEEN SHRUBS WITH PLANTING SOIL MIX, AND APPLY MULCH TO THE SURFACE TO THE ENTIRE BED.



## SECTION THROUGH PERENNIAL BED

- PERENNIAL NOTES:
- BULB/CORM PERENNIALS TO BE PLANTED IN FALL. POTTED PERENNIALS MAY BE PLANTED APRIL 15 TO OCTOBER 1.
  - ROTOILL FERTILIZER AND LIME INTO SOIL PRIOR TO PLANTING AND IN ACCORDANCE TO SOIL ANALYSIS RECOMMENDATIONS. DO NOT OVER COMPACT PLANTING BED. WATER THOROUGHLY AFTER PLANTING BULBS.
  - ADJUST PLANTING DEPTH AS RECOMMENDED BY BULB SUPPLIER.
  - PROVIDE DRAINAGE AS REQUIRED (PERF PIPE 4" ADS) WHEN SUBGRADE IS CLASSIFIED AS A HEAVY SOIL OR EXCESSIVELY COMPACTED.

UNLESS SPECIFIED OTHERWISE, PERENNIAL BED SOIL MIX SHALL BE:  
- 3 PARTS TOPSOIL  
- 1 PART MANURE (WEED FREE)  
- 1 PART PEAT MOSS OR COMPOST  
- LIME (As recommended by soil analysis)  
- "MILORGANITE" AT 5 LBS. PER 100 S.F.

ANNUAL / PERENNIAL AND GROUND COVER BEDS  
Scale 3/8" = 1'-0"

<b>LRC GROUP</b>		<b>LANDSCAPE PLAN</b>	
<ul style="list-style-type: none"><li>Land Planning</li><li>Civil Engineering</li><li>Environmental Services</li><li>Land Surveying</li><li>Landscape Architecture</li></ul>		<b>LAND OF WH-ELM, LLC</b>	
160 West Street, Suite E Cromwell, CT 06416 Tel: 860.635.2877 Fax: 860.635.4226 85 Civic Center Plaza, Suite 103 Poughkeepsie, NY 12601 Tel: 845.243.2880 Fax: 845.265.8175		27 SOUTH STREET WEST HARTFORD, CONNECTICUT	
www.lrcconsult.com		Designed - CAD File 8/14/2016	
Land Resource Consultants, Inc. LRC Engineering & Surveying, P.C. LRC Environmental Services, Inc. LRC Engineering and Surveying, LLC		Project No. 14-1508B	
Revisions:		Checked HT Date December 8, 2017	
		Approved HT Scale AS NOTED	
		Sheet No. <b>LL-1</b>	